Report to City Council for the City of Ingleside, Texas

Subject:

2996 Hackberry- Determination of Sub Standard Structure in

violation Sec. 18-299 Ingleside City Code

Submitted By:

Carey Dietrich, Code Enforcement Officer

Date Submitted To City Manager: May 21, 2014

For The Agenda Of: May 27, 2014

Attachments:

Photos, Notices of Violations, Title search document (provided by

home owner), Inspection Report

Summary Statement: Abandoned manufactured home in rear of property located at 2996 Hackberry – Unsafe Structure procedure began with the owner on March 13, 2014. Mr. Wright brought in documentation of the lien and claimed he could not remove the Manufactured Home due to the lien placed on it by First City Bank of Aransas Pass.

Recommended Action: Staff

Staff recommends demolition or removal of the

manufactured home.

Inspected by: HACKberry Lot: 14 Block: , Subdivision: Garden DAKS #3 Owner: Bob Wright 5. Pacific, Hransas Pass, TR 78336 Address: 337 Exterior Items checked below must be repaired, replaced, or demolished 1. FOUNDATION - CODE REF: SHC CH 3. SEC 305.1, 305.17 (A) TYPE SILLS & JOIST () Sunken () Cracked () Rotted (Not Level () Sagging () Sagging ()____()___ () Comments: Manufactured Home & Frame & tires Still Attached 2. EXTERIOR WALLS – <u>CODE REF: SHC CH 3, SEC 305.2, 305.14, 305.17</u> (A) WALL MATERIAL: () Cracked () Buckled (\(\nabla \) Rotted (\(\nabla \) Missing (\(\nabla \) Loose (B) EXTERIOR PAINT: () Badly Needed () Wouldn't help Comments: 3. ROOF – <u>CODE REF: SHC CH 3</u>, SEC 305.3 (A) TYPE: () Composition () Tin () Rolled () Flat () Rotted () Missing () Holed () Torn () Loose (B) RAFTERS: (XRotted () Sagging () Rotted Eves () Comments: 4. PORCHES & STAIRWAYS - CODE REF: SHC CH 3, SEC 305.5, 305.6 (A) FRONT: () Missing () Rotted () Broken () Loose (B) BACK: () Missing () Rotted () Broken () Loose Comments: 5. DOOR & DOOR SCREENS - CODE REF: SHC CH 3, SEC 305.11, 305.12, 305.13 (A) FRONT: () Missing () Broken () Rotted () Screen Door (B) BACK: () Missing () Broken () Rotted () Screen Door

Comments:

6. [77] ID 017/0 & 17/1 ID 017/ 8:0RBENIO = <u>000B RBP, 6H0 0H3, 6B0305,7, 305,8, 305,9, 304,70</u>
<u>AND SEC 305.13</u>
(A) FRAMES & SILLS:
(B) PANES & SCREENS:
() Missing () Broken () Torn ()
Comments:
<u>Interior</u>
Items checked below must be repaired, replaced, or demolished
7. INTERIOR FLOORS, WALLS, AND CEILINGS - CODE REF: SHC CH3, SEC 305.16, 305.17
(A) FLOORS:
() Rotted () Unlevel () Holes & Cracks (B) WALLS:
() Holes () Rotted () Not square
(C) CEILINGS:
() Holes () Torn Cov. () Joist Rotted Comments: Did not Enter the home - Not Safe
8. INTERIOR DOORS – <u>CODE REF: SHC CH 3, SEC 305.20, 305.21</u>
(A) CLOSET:
() Missing () Damaged () Hardware Missing ()
() Missing () Damaged () Hardware Missing ()
(C) BATHROOM:
() Missing () Damaged () Hardware Missing ()
9. ELECTRICAL:Amp <u>CODE REF: SHC CH 3, SEC 303.4, 303.5</u>
(A) SERVICE:
() Inadequate () Defective () Disconnected (B) OUTLETS:
(b) OUTLETS. (c) Missing () Broken ()
(C) FIXTURES:
() Missing () Broken ()
() Missing () Broken ()
Comments:
10 FACILITIES DECLIDED CODE DEE SIZE CITA SECONO 1999
10. FACILITIES REQUIRED- <u>CODE REF: SHC CH 3, SEC 302.1, 302.3</u>
(I) SANITARY FACILITIES:
(A) KITCHEN SINK:
() Missing () Broken () Not Vented () Def. Trap (B) LAVATORY:
() Missing () Broken () Not Vented () No faucet
(C) YUB/SHOWER:
() Missing () Broken () Not Vented () No faucet (D) TOILET:

() Missing () Broken () Not Vented () None () (B) WATER – BOTH KITCHEN AND BATHROOM:
(3) WATER - BOTH KITCHEN AND BATHROOM: () No Cold () No Hot () Bad Piping () Leaking
Comments:
(II) PLUMBING & HEATING – <u>CODE REF: SHC CH3, 302.4, 307.6</u>
(A) SEWER LINES:
() Missing () Leaking () City () Septic Tank ()(B) WATER LINES:
() Missing () Leaking () City () Water Well ()(C) GAS LINES:
() Missing () Leaking () Natural () LPG ()
() Missing () Not Prop Vented () No T&P Valve () Leaks () (E) GAS JETS OR WALL HEATERS:
() Not Safe () Missing () Not Prop Installed () Not in Working Condition (F) SEPTIC TANK:
() Broken () Inadequate () Unsafe () Noxious Odor ()
Comments:
(III) KITCHEN – <u>CODE REF: SHC CH3, SEC 302.6</u>
(A)FOOD PREPARATION SURFACES: () Not Impervious to Water () Defects () Not Properly Sealed
(B) SHELVING, CABINETS, OR DRAWERS:
() Missing () Broken () Rotted () Inadequate
(C) FREESTANDING OR PERMANENTLY INSTALLED COOK STOVE: () Missing () Broken () Not Properly Installed
Comments:
11 LIGHT & MENTH ATION CODE BEE, GUC CH 2 GEC 202
11. LIGHT & VENTILATION - <u>CODE REF: SHC CH 3.SEC 303</u> () Too Small () Insufficient () Natural Illumination
() Insufficient Ventilation () Do Not Open or Close
Comments:
12. LOT CONDITON – CODE REF: CITY CODE CH 30, SEC 30-93
() High Weeds and Grass () Accumulation of Rubbish () Dead Trees
() Unsanitary () Water Standing () Dangerous Holes in Yard Comments:
Comments.
12 COLO TOUTO Por March 1 los 1 los sonis in in it of the
13. COMMENTS: This manufactured home is in the rear of the property and not being used - has another manufactured home
property and not being used - has another manufactured home
On the property that replaced this one, however, Mr. Wright
Claims he cannot remove the dilapidated manufactured
Home because of a lien by First City BARK of Avansas Pres
Both Certifical and regular mail notices to First City BANK Came Dack



Home	Contact	About	Calendar	Press	Employment

Site Search:

GO

Manufactured Housing Home

Manufactured Housing Report Options

- View Ownership
- Records
- Download Ownership
- Records
- Monthly Titling Report
- Download Selling Retailer Records
- View Tax Lien
 Records
- View Tax Lien
- Records Affected by HB 3613
- Download Tax Lien Records
- View Central Tax
 Collectors

Modular Home

- Previously Titled In Error By The State Records
- View License Records
- Download License Records
- View Installation
- Records
- Download Installation
- Records
- Ownership Records by County Report

Print Home Detail

Certificate Detail for Certificate # 00273918

Home elected as Personal Property

ISSUE DATE: 08/12/1985

Certificate Number:

00273918

New/Used:

USED

Manufacture Date: Date of Sale:

Number of S

Number of Sections: 1

CHAMPION

Date of Certificate:

06/17/1985 08/12/1985 Model:
Square Feet:

588

Right of Survivorship:

NO

Wind Zone:

Currently Installed in SAN PATRICIO County

	Owners	
Current Owner	Seller	Previous Owners
BOB WRIGHT 337 S. PACIFIC ARANSAS PASS , TX 78336	EVARD WILLIAMZ GLENNIE WILLIAMZ 1500 WEST MATLOCK ARANSAS PASS , TX 78336	EVARD WILLIAMZ, GLENNIE WILLIAMZ

You may contact our Customer Service Representatives at 800-500-7074 for verbal confirmation of any additional ownership information regarding this home. For hard copies, you may submit a written request for which there may be a charge. If there is a charge, you will be billed, and the requested copies will be provided after payment is received.

Active Mortgage Liens Lien Date Lien Holder FIRST CITY BANK OF ARANSAS		
FIRST CITY BANK OF ARANSAS		
FIRST CITY BANK OF ARANSAS		
06/17/1 85 PASS BOX 1210 ARANSAS PASS, TX 78336		
Tax Lien History		
Check Tax Lien Status		



May 6, 2014

Bob Wright 337 S Pacific

Aransas Pass, Texas 78336

Dear Mr. Wright:

104 # 7007 0710 0003 - Mail Cary regular Mail

COPY

In accordance with the provisions of the City of Ingleside Code of Ordinances and the laws of the State of Texas, all interested parties are hereby notified that the City Council will hold a public hearing at 6:30 p.m. on May 27, 2014 to make the determination if the herein listed structure or structures meet minimum standards of adopted codes or shall be demolished and removed from the property. The public hearing will be held at City Hall, 2671 San Angelo Street, Ingleside, Texas.

The following properties located in the City of Ingleside, Texas contain but are not limited to the following violations as per the City of Ingleside Code of Ordinances Chapter 18, Article VIII, Unsafe Buildings

Sec. 18-299. Minimum standards for buildings.

- (c) All buildings or structures that have become deteriorated through accident or lack of repair or natural causes, or by damage through exposure to the elements, especially winds, hail or rain, and damage through fire, to the extent that the roof, windows and doors or portions of the building or structure which protect from the weather will no longer protect from the weather.
- (e) All buildings or structures which are so structurally deteriorated that they are in danger of collapse or which cannot be expected to withstand winds of hurricane force.
- (g) All buildings or structures, whether in use or not, which are unsafe, unsanitary, unfit for human habitation, or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to the existing use constitute a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment are unsafe buildings. All such unsafe buildings are hereby declared illegal and shall be abated by repair and rehabilitation or by the demolition in accordance with the procedures set forth in this code.

Owner: Bob Wright, aka Oliver R. Wright
Lienholder: First City Bank of Aransas Pass
Lot 14, Block 3, Garden Oaks #3 Subdivision
Otherwise known as 2996 Hackberry

Abandoned/Dilapidated Mobile Home in rear of Property

The owner or owners or lienholders of said properties are required to submit at the hearing proof of the scope of any work that may be required to comply with the Codes adopted by the City of Ingleside and the time it will take to reasonably perform the work.

Any persons having any legal interest in the property shall appear before City Council at the Public Hearing on the aforementioned date, time, and place.

Sincerely,

Carey Dietrich
Code Enforcement
City of Ingleside

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece or on the front if space permits.	A. Signature X
aransus Fass, Th 78336	3. Service Type Certified Mail Registered Insured Mail C.O.D. Restricted Delivery? (Extra Fee) Yes
	103 7858 3633

Domestic Return Receipt

PS Form 3811, February 2004

102595-02-M-154(

CERTIFIED MAIL RECEIPT
Domestic Mail Only: No Insurance Coverage Provided)

Postage \$

Postage \$

Certified Fee 3330

Return Receipt Fee (Endorsement Required)

Restricted Delivery Fee (Endorsement Required)

Total Postage & Fees \$

Sirrer, Apr. No. or PO Bax No. 337

City, State, ZiP.44

PS Form 3800 August 2006

See Four 3801 August 2006

See Four 3801 Instructions



May 6, 2014

First City Bank of Aransas Pass Box 1210 Aransas Pass, Texas 78336

Dear Sirs:

In accordance with the provisions of the City of Ingleside Code of Ordinances and the laws of the State of Texas, all interested parties are hereby notified that the City Council will hold a public hearing at 6:30 p.m. on May 27, 2014 to make the determination if the herein listed structure or structures meet minimum standards of adopted codes or shall be demolished and removed from the property. The public hearing will be held at City Hall, 2671 San Angelo Street, Ingleside, Texas.

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- (e) All buildings or structures which are so structurally deteriorated that they are in danger of collapse or which cannot be expected to withstand winds of hurricane force.
- (g) All buildings or structures, whether in use or not, which are unsafe, unsanitary, unfit for human habitation, or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to the existing use constitute a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment are unsafe buildings. All such unsafe buildings are hereby declared illegal and shall be abated by repair and rehabilitation or by the demolition in accordance with the procedures set forth in this code.

Owner: Bob Wright, aka Oliver R. Wright Lienholder: First City Bank of Aransas Pass – Lien Date 06/17/1985 Lot 14, Block 3, Garden Oaks #3 Subdivision Otherwise known as 2996 Hackberry

Abandoned/Dilapidated Mobile Home in rear of Property

The owner or owners or lienholders of said properties are required to submit at the hearing proof of the scope of any work that may be required to comply with the Codes adopted by the City of Ingleside and the time it will take to reasonably perform the work.

Any persons having any legal interest in the property shall appear before City Council at the Public Hearing on the aforementioned date, time, and place.

Sincerely,

Carey Dietrich Code Enforcement City of Ingleside





P.O. Drawer 400 Ingleside, Texas 78362 GERTIFIED MAIL.



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First City Bank of Aransas Pass Box 1210

Aransas Pa

NIXIE

782 DE 1009

0005/14/14

RETURN TO SENDER NO SUCH NUMBER UNABLE TO FORWARD

5 DAY RECURN REQUESTED

BC: 78362046000 *1310-06749-06-39









March 13, 2014

Oliver R. Wright 337 S Pacific Aransas Pass, Texas 78336 City Of Ingleside

Cent of 7667671060037858 3658

Re:

Code violations on your property Located at Lot 14, Block 3, Garden Oaks #3 Otherwise known as 2996 Hackberry



Dear Mr. Wright;

It has come to the attention of this office that the property belonging to you, located at Lot 14, Block 3, Garden Oaks #3 Subdivision, known as 2996 Hackberry, constitutes but is not limited to the following violations:

- 1. City of Ingleside Codes Section 30-93, which states that the accumulation, collection or appearance of carrion, filth, rubbish, trash, debris, or any other unsightly or unsanitary matter on the property is a violation. You are responsible for your property from the edge of the street to the centerline of the alley;
- 2. City of Ingleside Codes Section 30-93, which states that weeds or grass allowed to grow over fifteen (15) inches within one hundred (100) feet of any structure used for human habitation, or within twenty-five (25) feet of any public right-of-way or street, constitutes a violation;
- 3. City of Ingleside Code of Ordinances Chapter 18, Article VIII, Unsafe Buildings: Sec. 18-299. Minimum standards for buildings.
 - (c) All buildings or structures that have become deteriorated through accident or lack of repair or natural causes, or by damage through exposure to the elements, especially winds, hail or rain, and damage through fire, to the extent that the roof, windows and doors or portions of the building or structure which protect from the weather will no longer protect from the weather.
 - (g) All buildings or structures, whether in use or not, which are unsafe, unsanitary, unfit for human habitation, or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to the existing use constitute a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment are unsafe buildings. All such unsafe buildings are hereby declared illegal and shall be abated by repair and rehabilitation or by the demolition in accordance with the procedures set forth in this code.
- 4. Sec. 78-251. Permitted uses: The property located at 2996 Hackberry is zoned for manufactured homes but not multi family and, therefore, may have only 1 manufactured home per lot.

Since these violations cannot be allowed to remain it is required that

- a) within ten (10) days from the date of this notice the weeds must be mowed and maintained,
- b) within ten (10) days from the date of this notice all rubbish and debris removed from the property and properly disposed of;
- c) within thirty (30) days from the date of this notice the dilapidated manufactured home must be removed from the property.

Failure to comply will result in a Work Order being issued to have the weeds mowed and rubbish removed, and the property will be scheduled for a Public Hearing before the City Council of the City of Ingleside to recommend demolition or removal of the dilapidated mobile home. In all cases where the City takes such action, an additional fee of fifty dollars (\$50.00) for inspection and administration fee shall be charged. In all cases where the City takes such action, the minimum fee or charge shall be **ONE HUNDRED TWENTY-FIVE DOLLARS (\$125.00) and a complaint will be filed for you to appear in Municipal Court.** The City will bill you for the cost of the work. If it is not paid in thirty (30) days, the City of Ingleside may file a lien on said property as per part of Sec. 30-96 of the ordinance, which states:

Failure of owner to abate: city action; expenses; lien.

The city may file a statement of expenses and charges, giving the name of the owner, the legal description of the property, the amount of the expenses and charges, the date on which the work was done or expenses incurred and the nature of the work or expenses. The statement shall be filed with the county clerk. Upon such filing, the city shall have a privileged lien on such lot or real estate upon which the work was done or the improvements made to secure the charges, in accordance with the provisions of V.T.C.A., Health and Safety Code § 342.007 which lien shall be second only to tax liens and liens for street improvements. The amount shall bear interest at the rate of ten percent per annum from the date of payment by the city.

The most important aspect of this notification is to remedy the situation, so any communication is valuable.

Sincerely,

Carey Dietrich
Code Enforcement
City of Ingleside





SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
 Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature X Agent Addressee B. Received by (Printed Name) D. Uright School C. Date of Delivery D. Is delivery address different from item 1?
Article Addressed to:	If YES, enter delivery address below:
Oliver R. Wright 337 5. Pacific arrenses Pass, TR 78336	65-19-14 AG9:10 IN
arrensas fass, TX 78336	3. Service Type ☐ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.
	4. Restricted Delivery? (Extra Fee) ☐ Yes
2. Article Number 7007 0710 00	03 7858 3688
PS Form 3811, February 2004 Domestic Retr	urn Receipt 102595-02-M-1540

3688	(Pomestic Mail O	ICLVICE TOE D. MAIL TO RECEIPT IN THE PROPERTY OF THE PROPER
13 7858	Postage Certified Fee Return Receipt Fee	\$ 48 3.30\ Postmark
10 0003	(Endorsement Required) Restricted Delivery Fee (Endorsement Required)	2.70 Here
2007 0710	Sent of July 2 Street, Apri. No.; 73	18 6.48 R. Wright
7-	or PO Box No. 33	Pass, A 78326



March 13, 2014

Bob Wright 337 S Pacific Aransas Pass. Texas 78336 City Of Ingleside

Contact 7007071000003 78583695

Hollin

Re:

Code violations involving the improvements owned by you

Located at Lot 14, Block 3, Garden Oaks #3 Otherwise known as 2996 Hackberry

Dear Mr. Wright:

It has come to the attention of this office that the improvements (manufactured home) belonging to you, located at Lot 14, Block 3, Garden Oaks #3 Subdivision, known as 2996 Hackberry, constitutes but is not limited to the following violations:

- 1. City of Ingleside Code of Ordinances Chapter 18, Article VIII, Unsafe Buildings: Sec. 18-299. Minimum standards for buildings.
 - (c) All buildings or structures that have become deteriorated through accident or lack of repair or natural causes. or by damage through exposure to the elements, especially winds, hail or rain, and damage through fire, to the extent that the roof, windows and doors or portions of the building or structure which protect from the weather will no longer protect from the weather.
 - (g) All buildings or structures, whether in use or not, which are unsafe, unsanitary, unfit for human habitation, or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to the existing use constitute a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment are unsafe buildings. All such unsafe buildings are hereby declared illegal and shall be abated by repair and rehabilitation or by the demolition in accordance with the procedures set forth in this code.
- 2. Sec. 78-251. Permitted uses: The property located at 2996 Hackberry is zoned for manufactured homes but not multi family and, therefore, may have only 1 manufactured home per lot.

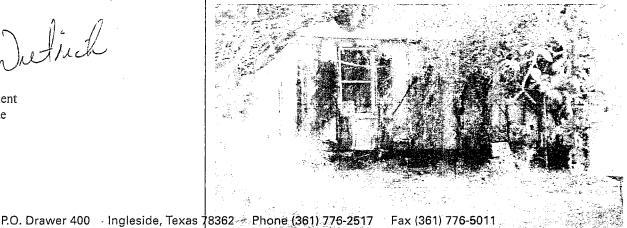
Since these violations cannot be allowed to remain it is required that within thirty (30) days from the date of this notice the dilapidated manufactured home must be removed from the property.

Failure to comply will result in the property will be scheduled for a Public Hearing before the City Council of the City of Ingleside to recommend demolition or removal of the dilapidated mobile home. In all cases where the City takes such action, an additional fee of fifty dollars (\$50.00) for inspection and administration fee shall be charged and the minimum fee or charge shall be ONE HUNDRED TWENTY-FIVE DOLLARS (\$125.00) and a complaint will be filed for you to appear in Municipal Court. The City will bill you for the cost of the work. If it is not paid in thirty (30) days, the City of Ingleside may file a lien on said property as per part of Sec. 30-96 of the ordinance, which states:

The most important aspect of this notification is to remedy the situation, so any communication is valuable.

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Carey Dietrich Code Enforcement City of Ingleside



- Dutuch

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Article Addressed to:	If YES, enter delivery address below: No
Bdb Wright	03-19-14 A93903-m1
3375, Pacific 1	
3375. Pacific Qransas Pass; TR 78336	3. Service Type ☐ Certified Mail ☐ Registered ☐ Insured Mail ☐ C.O.D.
	4. Restricted Delivery? (Extra Fee)
2. Article Number (Transfer from servic 7007 0710 000	3 7858 3695
PS Form 3811, February 2004 Domestic Ret	urn Receipt 102595-02-M-1540





